THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813005

Bill Garrett Davidson County
Batch# 76213 DEEDWARR
04/04/2018 11:12:32 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20180404-0031574

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2018.

Notary Public
My Commission Expires: March 3, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Isaac Brisco, Sr and Veronica Thierry Mallett 3132 Forrest Park Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 117-01-0-191.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane M. Siegel, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Isaac Brisco, Sr and Veronica Thierry Mallett, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Forrest Park of record in Plat Book 9700, Page 93, corrected in Book 10212, page 431, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane M. Siegel a single woman by Tennessee Quitclaim deed from Hugh McSharry of record in Instrument No. 20120412-0031443 Register's Office for Davidson County, Tennessee, dated April 11, 2012 and recorded on April 12, 2012. (Value of consideration shown in aforementioned deed $0.00.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 240, corrected in Book 10212, page 431, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9928, Page 968, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3132 Forrest Park Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2018.

Jane M. Siegel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jane M. Siegel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2018.

Notary Public

My Commission Expires: _____

